

# PHA Plans

## Streamlined Annual Version

U.S. Department of Housing and  
Urban Development  
Office of Public and Indian  
Housing

OMB No. 2577-0226  
(exp. 08/31/2009)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

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# Streamlined Annual PHA Plan

## for Fiscal Year: 2007

### PHA Name: York Housing Authority

**NOTE:** This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

## Streamlined Annual PHA Plan Agency Identification

**PHA Name:** York Housing Authority

**PHA Number:** SC046

**PHA Fiscal Year Beginning:** 7/1/2007

### PHA Programs Administered:

☒ **Public Housing and Section 8**    ☐ **Section 8 Only**    ☐ **Public Housing Only**

Number of public housing units: 129

Number of S8 units:

Number of public housing units:

Number of S8 units: 233

☐ **PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

### PHA Plan Contact Information:

Name: Edwina A. Burnett

Phone: 803-684-7359

TDD: 803-684-7361

Email (if available):

eburnett@yorkhousing.net

### Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:**  
(select all that apply)

☒ PHA's main administrative office    ☐ PHA's development management offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.    ☒ Yes    ☐ No.

If yes, select all that apply:

- ☒ Main administrative office of the PHA  
☐ PHA development management offices  
☐ Main administrative office of the local, county or State government  
☐ Public library    ☐ PHA website    ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA    ☐ PHA development management offices  
☐ Other (list below)

**Streamlined Annual PHA Plan**  
**Fiscal Year 2007**  
[24 CFR Part 903.12(c)]

**Table of Contents**

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

**A. PHA PLAN COMPONENTS**

- ☐ 1. Site-Based Waiting List Policies  
**903.7(b)(2) Policies on Eligibility, Selection, and Admissions**
- ☒ 2. Capital Improvement Needs  
**903.7(g) Statement of Capital Improvements Needed**
- ☐ 3. Section 8(y) Homeownership  
**903.7(k)(1)(i) Statement of Homeownership Programs**
- ☐ 4. Project-Based Voucher Programs
- ☐ 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- ☒ 6. Supporting Documents Available for Review
- ☒ 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- ☒ 8. Capital Fund Program 5-Year Action Plan

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan** identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

**Form HUD-50070, Certification for a Drug-Free Workplace;**

**Form HUD-50071, Certification of Payments to Influence Federal Transactions; and**

**Form SF-LLL &SF-LLLa, Disclosure of Lobbying Activities.**

- C. Membership of Resident Advisory Board with Comments from the Board
- D. Voluntary Conversion Assessment Statement
- E. Deconcentration Policy

# **1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)**

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

## **A. Site-Based Waiting Lists-Previous Year**

1. Has the PHA operated one or more site-based waiting lists in the previous year? NO
2. If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. ☐ Yes ☐ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

## **B. Site-Based Waiting Lists – Coming Year**

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?0
2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- ☐ PHA main administrative office
  - ☐ All PHA development management offices
  - ☐ Management offices at developments with site-based waiting lists
  - ☐ At the development to which they would like to apply
  - ☐ Other (list below)

## **2. Capital Improvement Needs**

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

### **A. Capital Fund Program**

1. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. ☐ Yes ☒ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

### **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. ☐ Yes ☒ No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
3. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status
a. Development Name:
b. Development Number:
c. Status of Grant: <input type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. ☐ Yes ☐ No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:
4. ☐ Yes ☐ No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5. ☐ Yes ☐ No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

**3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**  
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

- ☐ Yes ☐ No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA established eligibility criteria

- ☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?  
If yes, list criteria:

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- ☐ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- ☐ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- ☐ Demonstrating that it has other relevant experience (list experience below):

**4. Use of the Project-Based Voucher Program**

**Intent to Use Project-Based Assistance**

☐ Yes ☒ No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. ☐ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
  - ☐ low utilization rate for vouchers due to lack of suitable rental units
  - ☐ access to neighborhoods outside of high poverty areas
  - ☐ other (describe below):
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

**5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: County of York, State of South Carolina

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- ☐ Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)



**6. Supporting Documents Available for Review for Streamlined Annual PHA Plans** PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 wait list	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or	Annual Plan: Management

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	other applicable assessment).	and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943	Joint Annual PHA Plan for Consortia: Agency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	pursuant to an opinion of counsel on file and available for inspection.	Identification and Annual Management and Operations

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name:</b> York Housing Authority		<b>Grant Type and Number</b> Capital Fund Program: SC16P04650105 Capital Fund Program Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2005
<div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> <b>Original Annual Statement</b>  <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> </div> <div> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:     )</b>  <input type="checkbox"/> <b>Final Performance and Evaluation Report</b> </div> </div>					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$85,000		85,000	85,000
3	1408 Management Improvements	20,000		25,752.75	25,752.75
4	1410 Administration	\$500		0	0
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$25,795		9,091.22	9091.22
10	1460 Dwelling Structures	\$52,000		62,054.51	62054.51
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 8,500		8,029.56	8029.56
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$191,795.00		189,928.04	189928.04

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: York Housing Authority		Grant Type and Number Capital Fund Program Grant No: SC16P04650105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PH Wide	Transfer to Operations	1406		\$85,000		\$85,000	\$85,000	
PH Wide	Computer Improvements & train.	1408		20,000		25,752.75	25,752.75	
PH WIDE	Advertisement, printing, Tele, etc.	1410		\$500		0	0	
PH WIDE	Tree Trimming & Treatment	1450		\$3,000		\$3000		
PH WIDE	Landscaping			\$9,000		5,000		
	Replace Driveway in Maint. Area			\$11,795		1091.22		
46-6	Repair Deck at 20 Northbrook			\$2,000				
SC 46-2	Replace outlet switches	1460		2,000		3,000	3,000	
PH Wide	Replace Sheetrock & Ceilings			3,000		5,000	5,000	
PH Wide	Replace Trim & Baseboards			1,000		1,000	1,000	
46-5	Replace Gutter & Downspouts			3,000		5,000	5,000	
PH Wide	Replace Tile in 8 units			8,000		8,000	8,000	
46-1	Install cabinets			12,000		25,854.51	25,854.51	
46-2	Replace floor covering at 20 NB			3,000		2, 200	2, 200	
46-2	Install tubs where needed			\$12,,000		12,000	12,000	
PH Wide	Replace roof vent boots			\$8,000				
Ph Wide	Replace refrigerators and Stoves as needed	1465.1		\$8,500		8029.56	8029.56	
TOTALS				\$191,795.00		189,,98.04	189,928.04	

**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name: York Housing Authority			<b>Grant Type and Number</b> Capital Fund Program No: SC16P04650105 Replacement Housing Factor No:				<b>Federal FY of Grant:</b> 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PH Wide	6/30/07			6/30/09			

**Annual Statement/Performance and Evaluation Report**
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> York Housing Authority	<b>Grant Type and Number</b> Capital Fund Program: SC16P04650106 Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2006
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☒ **Original Annual Statement**
☐ **Reserve for Disasters/ Emergencies**
☒ **Revised Annual Statement (revision no: 1)**  
☐ **Performance and Evaluation Report for Period Ending:**
☐ **Final Performance and Evaluation Report**
 To reflect additional CF funds

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	85,000	85,000	58,000	25,000
3	1408 Management Improvements	10,156	15,168		
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	37,000	37,000	1,590	1589.46
10	1460 Dwelling Structures	28,000	28,000	23,000	22440
11	1465.1 Dwelling Equipment—Nonexpendable	6,000	6,000	6244.00	6243.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	3,500	3,500	1166.00	1166.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$169,656.00	\$174,668	\$90,000	\$56,438.67
21	Amount of line 20 Related to LBP Activities				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: York Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: SC16P04650106 Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 2006</b> Revised to reflect additional CF funds		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PH Wide	<b>Operations</b>	1406		85,000		\$58,000	25,000	
PH Wide	<b>Management Improvements</b>	1408						
	Upgrade software & Computers			10,156				
	Security Cameras			5,012				
	<b>Site Improvements</b>	1450						
46-2	Replace chain link fence with Wrought Iron fence			10,000				
46-1	Repair parking lot at Payne Ct.			20,000				
PH Wide	Landscaping			7,000		\$1590	1589.46	
	<b>Dwelling Structures</b>	1460						
PH Wide	Repair Ceilings			3,000		\$3,000.	3,000.00	
PH Wide	Repair Baseboards			2,000		\$2,000	1113.30	
PH Wide	Replace Tile and Tubs			9,000		\$9,000	9,000.00	
PH Wide	Roofing Repairs			5,000				
PH Wide	Replace outlets and switches			3,000		\$3,000	3,000.00	
46-6	Replace Windows			6,000		\$6,000.	6326.55	
PH Wide	<b>Dwelling Equipment</b>	1465						
	Refrigerators & Stoves			6,000		\$6244.00	\$6243.36	
1475	Exterior Trash holders			3500		\$1,166	1,166.00	
Totals				\$174,668		\$90,000	\$56,438.67	





**Annual Statement/Performance and Evaluation Report**
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> York Housing Authority	<b>Grant Type and Number</b> Capital Fund Program: SC16P04650107 Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2007
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☒ **Original Annual Statement**
☐ **Reserve for Disasters/ Emergencies**
☐ **Revised Annual Statement (revision no:     )**  
☐ **Performance and Evaluation Report for Period Ending:**
☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$85,000			
3	1408 Management Improvements	\$15,156			
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$35,000			
10	1460 Dwelling Structures	\$30,000			
11	1465.1 Dwelling Equipment—Nonexpendable	\$8,000			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$25,500			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$198,656			
21	Amount of line 20 Related to LBP Activities				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: York Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: SC16P04650107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PH Wide	<b>Operations</b>	1406		85,000				
PH Wide	<b>Management Improvements</b>	1408						
	Upgrade software & add Sec. Cameras			15,156				
	<b>Site Improvements</b>	1450						
46-2	Replace chain link fence with Wrought Iron fence			15,000				
PH Wide	Install Driveways and Property Fencing			15,,000				
PH Wide	Landscaping/Tree Removal			5,000				
	<b>Dwelling Structures</b>	1460						
PH Wide	Replace Doors			5,,000				
PH Wide	Replace Floor Tile where needed			3,000				
PH Wide	Replace Tubs where needed			9,000				
PH Wide	Replace vent boots on roofs			3,000				
PH Wide	Replace outlets and switches as needed			1,500				
46-6	Replace Windows			3,500				
	Remodel Kitch & bath at 20 Northbrook			5,000				
PH Wide	<b>Dwelling Equipment</b>	1465						
	Refrigerators & Stoves			8,000				
	Exterior Trash holders	1475		3,500				
	Service Truck	1475		22,000				
Totals				\$198,656				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

[illegible]

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name York Housing Authority				<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No: 1</b>	
Development Number/Name/HA-Wide	Year 1 2007	Work Statement for Year 2  FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 3  FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 4  FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 5  FFY Grant: 2011 PHA FY: 2011
Pecan I-46-1	Annual Statement	\$ 8,600	\$20,500	\$ 83,100	\$ 9,500
Pecan II-46-2		\$21,000	\$48,650	\$ 12,900	\$ 53,900
Cannon Court		\$25,400	\$16,500	\$ 14,000	\$ 76,000
Scattered Sites		\$35,000	\$4,500	\$ 3,000	\$0.00
PH Wide		\$122,000	\$124,000	\$120,000	\$134,000
CFP Funds Listed for 5-year planning	\$932,550	\$212,000	\$214,150	\$233,000	\$273,400.00
Replacement Housing Factor Funds					

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year : 2008 FFY Grant: 2008 PHA FY: 2008			Activities for Year : 2008 FFY Grant: 2008 PHA FY: 2008		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>SC 46-1-Pecan Court I</b>	Tub & Tile Replacement-5 Units	\$ 3,600	Pecan Grove II-46-2	Sheet rock repair/ceilings	\$ 1,500
	Replace Floor Tile in Units as needed	\$2,500		Tub & tile replacement-10 units	\$ 9,000
	Ceiling/Sheet Rock Repair	\$1,500		Floor Tile as needed	\$ 3,000
	Screen Door replacement	1,000		Roofing repairs	\$3,000
				Ceiling Repairs	1,000
				Tree trimming	1,500
				Replace roof vent boots	2,000
<b>Total CFP Estimated Cost</b>		<b>\$8,600</b>			<b>21,000</b>

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year : 2008 FFY Grant: 2008 PHA FY: 2008			Activities for Year : 2008 FFY Grant: 2008 PHA FY: 2008		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
Cannon Court-46-5	Gutter & Soffits	\$ 17,400	<b>Scattered Sites-46-6</b>		
			Install driveways at five houses		20,000
	Replace Tile as needed	\$2,000	<b>Replace roofs on 3 houses</b>		10,000
	Landscaping	1,000	Repair Drain Problems		2,000
	Replace roof vent boots	5,000	Install Storage Building		
			for 4 houses		3,000
Total CFP Estimated Cost		25,400			\$35,000

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year : 2008 FFY Grant: 2008 PHA FY: 2008					
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number		
<b>PH Wide</b>					
	A/E, if needed	\$ 10,000			
	Appliances	\$ 9,000			
	To Operations	\$ 85,000			
	Computer upgrades	\$6,000			
	Office Equipment as needed	\$12,000			
Total CFP Estimated Cost		\$122,000			\$



## Capital Fund Program Five-Year Action Plan

### Part II: Supporting Pages—Work Activities

Activities for Year : 2009 FFY Grant: 2009 PHA FY: 2009			Activities for Year : 2009 FFY Grant: 2009 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>Pecan Grove I- 46-1</b>	Tub & Tile replacement as needed	\$ 3,000	Pecan Grove II-46-2	Repair Sidewalks	\$6,000
	Screen Doors as Needed	\$ 1,000		For Tile as Needed	2,000
	Ceiling/sheet rock repair	\$ 1,500		Replace Tub and Tile as needed	8,000
	Replace fences with wrought iron	\$15,000		Sheet rock repair	1,500
				Landscaping	3,000
				Replace baseboards	\$1,500
				Install extra drains to drain lines behind buildings	5,500
				Roof repairs	2,000
				Replace water shut off valves	\$17,150
				Replace outlet and switches as needed	2,000
Total CFP Estimated Cost		20,500			\$48,650

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year : 2009 FFY Grant: 2009 PHA FY: 2009			Activities for Year : 2009 FFY Grant: 2009 PHA FY: 2009		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
Cannon Court-46-5	Ceiling repairs	\$1,500	Scatter Sites-46-6	<b>Clean &amp; Paint brick walls</b>	1,500
	Gutter & Soffit Replaced	\$15,000		At 110 Madison Ave.	
				Landscaping	\$3,000
<b>Total CFP Estimated Cost</b>		\$16,500.00			\$4,500

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year : 20099 FFY Grant: 2009 PHA FY: 2009			Activities for Year: FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>PH Wide</b>	Automotive Equipment	\$20,000			
	A/E, if needed	\$ 10,000			
	Appliances	\$ 9,000			
	To Operations	\$ 85,000			
Total CFP Estimated Cost		\$124,000.00			\$

## Capital Fund Program Five-Year Action Plan

### Part II: Supporting Pages—Work Activities

Activities for Year : 2010 FFY Grant: 2010 PHA FY: 2010			Activities for Year : 2010 FFY Grant: 2010 PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Pecan Grove I-46-1			Pecan Grove II-46-2	Sheet rock repair	\$1,500
	Floor Tile	\$3,000		Replace tubs	\$5,400
	Tub replacement	\$3,600		Replace floor tile	\$3,000
	Replace Screen doors as needed	\$1,500		Screen doors	\$1,500
	Replace fences with wrought iron	\$15,000		Landscaping	\$1,500
	New roofs on 12 Buildings	\$60,000			
Total CFP Estimated Cost		\$83,100.00			\$12,900.00

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

Activities for Year : 2010 FFY Grant: 2010 PHA FY: 2010			Activities for Year : 2010 FFY Grant: 2010 PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Cannon Court-46-5			Scatter Sites-46-6		
	Sheet rock and ceiling repairs	\$1,500		Landscaping	\$3,000
	Replace outlet and switches as needed	\$15,00			
	Tub and Tile replacements	\$6,000			
	Landscaping	\$5,000			
Total CFP Estimated Cost		\$14,000			\$3,000

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year : 2010 FFY Grant: 2010 PHA FY: 2010			Activities for Year: FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>PH Wide</b>					
	A/E, if needed	\$ 10,000			
	Computer Training & up grade	\$ 4,000			
	Appliances	\$ 9,000			
	To Operations	\$ 85,000			
	Office Equipment	\$12,000			
Total CFP Estimated Cost		\$120,000.			\$

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 2011 FFY Grant: 2011 PHA FY: 2011			Activities for Year : 2011 FFY Grant: 2011 PHA FY: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Pecan Grove I-46-1	Sheetrock repair/ceiling repair	\$ 1,500	Pecan Grove II-46-2	Ceiling repair/sheet rock repair	\$ 2,500
	Floor Tile-2 units	\$ 3,000		Replace Tub & Tile-as needed	\$ 5,400
	Tub Replacement as needed	\$ 4,000		Replace floor tile as needed	\$ 3,000
	Replace screen doors as needed	\$ 1,000		Replace screen doors as needed	\$ 1,500
				Landscaping repairs	1,500
				New roofing-seven buildings	\$40,000
Total CFP Estimated Cost		\$9,500.00			\$53,900.00

## Capital Fund Program Five-Year Action Plan

### Part II: Supporting Pages—Work Activities

Activities for Year : 2011 FFY Grant: 2011 PHA FY: 2011			Activities for Year : 2011 FFY Grant: 2011 PHA FY: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Cannon Court-46-5	Sheetrock repairs	\$ 1,000	Scatter Sites-46-6	No work scheduled	
	New Parking Lot and sidewalks	\$75,000			
Total CFP Estimated Cost		\$76,000.00			\$



**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year : 2010 FFY Grant: 2010 PHA FY: 2010			Activities for Year: FFY Grant PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>PH Wide</b>					
	A/E, if needed	\$ 10,000			
	Automotive Equipment if needed	\$ 20,000			
	Appliances	\$ 9,000			
	To Operations	\$ 90,000			
	Computer Improvements upgrade	\$ 5,000			
Total CFP Estimated Cost		\$134,000.00			

## **Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Willie Mae Gregory

Jerry Oats

Sheila Bankhead

Sarah McClain

Chrystal Threatt

Patricia Thacker

Dwayne Welborne

Sylvia Cathcart

No comments were received by the Advisory Board or at the Public Hearing.

## **VOLUNTARY CONVERSION ASSESSMENT STATEMENT**

The York Housing Authority has completed its voluntary conversion analysis on its public housing developments. All developments were assessed. None were exempted. The assessment reveals that public housing is less expensive to operate than housing choice vouchers. This report is on file at the housing authority office.

## DECONCENTRATION POLICY

The objective of the De-concentration Policy for public housing units is to ensure that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. The specific objective of the Housing Authority is to house no less than 40 percent of its public housing inventory with families that have income at or below 30% of the area median income by public housing development. Also, the Housing Authority will take actions to insure that no individual development has a concentration of higher income families in one or more of the developments. To insure that the Housing Authority does not concentrate families with higher income levels, it is the goal of the Housing Authority not to house more than 60% of its units in any one development with families whose income exceeds 30% of the area median income. The Housing Authority will track the status of family income, by development, on a monthly basis by utilizing income reports generated by the Housing Authority's computer system.

Actions: To accomplish the de-concentration goals, the Housing Authority will take the following actions:

- A. At the beginning of each housing Authority fiscal year, the Housing Authority will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the previous Housing Authority fiscal year.
- B. To accomplish the goals of:
  - (1) Housing not less than 40% of its public housing inventory on an annual basis with families that have incomes at or below 30% of area median income, and
  - (2) Not housing families with incomes that exceed 30% of the area median income in developments that have 60% or more of the total household living in the development with incomes that exceed 30% of the area median income, the Housing Authority's Tenant Selection and Assignment Plan, which is a part of this policy, provides for skipping families on the waiting list to accomplish these goals.

Approved by the Board: June 1999.